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4 UNITED STATES DISTRICT COURT
5 DISTRICT OF NEVADA

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7 JPMORGAN CHASE BANK, N.A.,

8 Plaintiff,

9 v.

10 TERRAFIRMA VENTURE LLC, a
11 Nevada limited liability company;
12 AZUREESTATES OWNERS
13 ASSOCIATION, a Nevada non-profit
14 corporation; ADRIENNE LOVE, an
individual,

Defendants.

Case No. 2:17-cv-01928-RFB-NJK

ORDER

15 On April 21, 2017, this Court certified a question of law regarding NRS 116's notice
16 requirement to the Nevada Supreme Court in Bank of N.Y. Mellon v. Star Hill Homeowners Ass'n,
17 Case No. 2:16-cv-02561-RFB-PAL, ECF No. 41. The Court finds that the outcome of that decision
18 will impact the pending motions in this case. For reasons of judicial economy and to avoid
19 inconsistent decisions or partial decisions on some but not all issues, the Court will not consider
20 any further motions until the parties have had the opportunity to receive and address the Nevada
21 Supreme Court's opinion on this issue.

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23 **IT IS THEREFORE ORDERED** that this case is STAYED.

24 **IT IS FURTHER ORDERED** that Defendant Azure Estates Owners Association, Inc.'s
25 Motion to Dismiss re [1] Complaint is DENIED without prejudice. ECF No. [7].

26 IT IS FURTHER ORDERED that Defendant TerraFirma Venture LLC's Motion to
27 Dismiss re [1] Complaint is DENIED without prejudice. ECF No. [22].
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1 The moving party shall have 21 days from the date of the Nevada Supreme Court's decision
2 on the certified question to file a modified Motion to Dismiss or to file a notice renewing the
3 previously filed motion. The opposing party shall have 21 days to respond. The moving party shall
4 have 14 days to reply.

5 **IT IS FURTHER ORDERED** that all other pending motions are DENIED without
6 prejudice.

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8 **DATED** this 22nd day of March, 2018.

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RICHARD F. BOULWARE, II
UNITED STATES DISTRICT JUDGE